

## CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

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To: Bryan Saylor, Planner, Land Development & Community Services Dept.  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: T-MAP-01-2024 **Lamb And Tropical**  
Date: January 18, 2024

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Revise the plans to meet the minimum curvilinear street standards set forth in the City of North Las Vegas Municipal Code section 16.20.050.

For information only:

“Curvilinear street” means a street in excess of five hundred (500) feet which has at least twenty-five (25) feet of lateral deviation from a straight course. For every five hundred (500) feet of additional street length, there is at least twenty-five (25) feet of lateral deviation per five hundred (500) foot street segment. (Ord. 1568 § 1 (part), 2001)

4. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
5. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works’ Construction Off-Site Improvements* Drawing Number 222.
6. Proposed residential driveway slopes shall not exceed twelve percent (12%).
7. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
8. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:

- a. Tropical Pkwy

9. A revocable encroachment permit is required for any landscaping within the public right of way.
10. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way, if applicable.
11. All common elements shall be labeled and are to be maintained by the Home Owners Association.
12. Common elements are to also be Public Utility and/or Public Drainage Easements.
13. The property owner is required to grant roadway easements where public and private streets intersect.
14. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code, and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
15. To minimize conflicts with dry utilities and comply with *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 501, the asphalt width of Street "C" shall be expanded to accommodate the existing SNWA facilities and proposed future utilities within this roadway.
16. A conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works and Land Development & Community Services prior to submittal of the project's drainage study.
17. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

**Jimmy Love**

Digitally signed by Jimmy Love  
DN: C=US, E=lovej@cityofnorthlasvegas.com,  
O=City of North Las Vegas, OU=Development  
& Flood Control, CN=Jimmy Love  
Reason: I am the author of this document  
Date: 2024.01.18 09:49:13 -0800

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Jimmy Love, Major Projects Coordinator  
Department of Public Works

KBH2309.000

December 21, 2023

City of North Las Vegas  
Current Planning Department Staff  
2250 Las Vegas Boulevard North  
North Las Vegas, NV 89032

**RE: Lamb and Tropical – Tentative Map Justification Letter  
68 lots; 10.41± acres; APN: 123-30-701-001**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, KB Home respectfully submits this justification letter in support of the Tentative Map (TM). The subject parcel is located at the southwest corner of the Lamb Boulevard and Tropical Parkway intersection. The proposed residential subdivision is approximately 10.41 gross acres with 68 single family residential dwelling units, resulting in a density of 6.53 dwelling units per gross acre and a zoning classification of R-CL.

### **Site Plan**

The proposed development contains 68 residential lots. The minimum gross lot area within this community is 4,005 SF, which will meet the minimum R-CL standards. The subdivision will have 48-foot-wide private streets with “R” type curb and sidewalk on both sides. The private gated entry will provide a 58-feet of private right-of-way with “L” type curb with detached sidewalk on both sides. The public roadways for Lamb Boulevard and Tropical Parkway are already existing and we will be tying into the existing edge of pavement.

### **Architecture**

The proposed application uses three floor plans to be used on the subject project. One of the proposed floorplans is a single story home while the other two are two story homes. The houses will range from 1,421 square feet to 2,780 square feet. The homes range from 14’-11” to 24’-2” in height and each home will have a 2-car garage and a minimum 20-ft driveway.

## **Setbacks**

### Principal Structure (Per R-CL)

- Front Garage: 20'
- Front (Living): 10'
- Front (Porch): 5'
- Rear: 10'
- Side: 5'
- Side (Corner): 10'\*

\* Can be Reduced to 5' for the first story, including patio, provided that setback does not exceed 50% of the rear exterior of the home.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

**WESTWOOD PROFESSIONAL SERVICES**



Michael Fang, PE  
Project Manager



**NOTES**

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

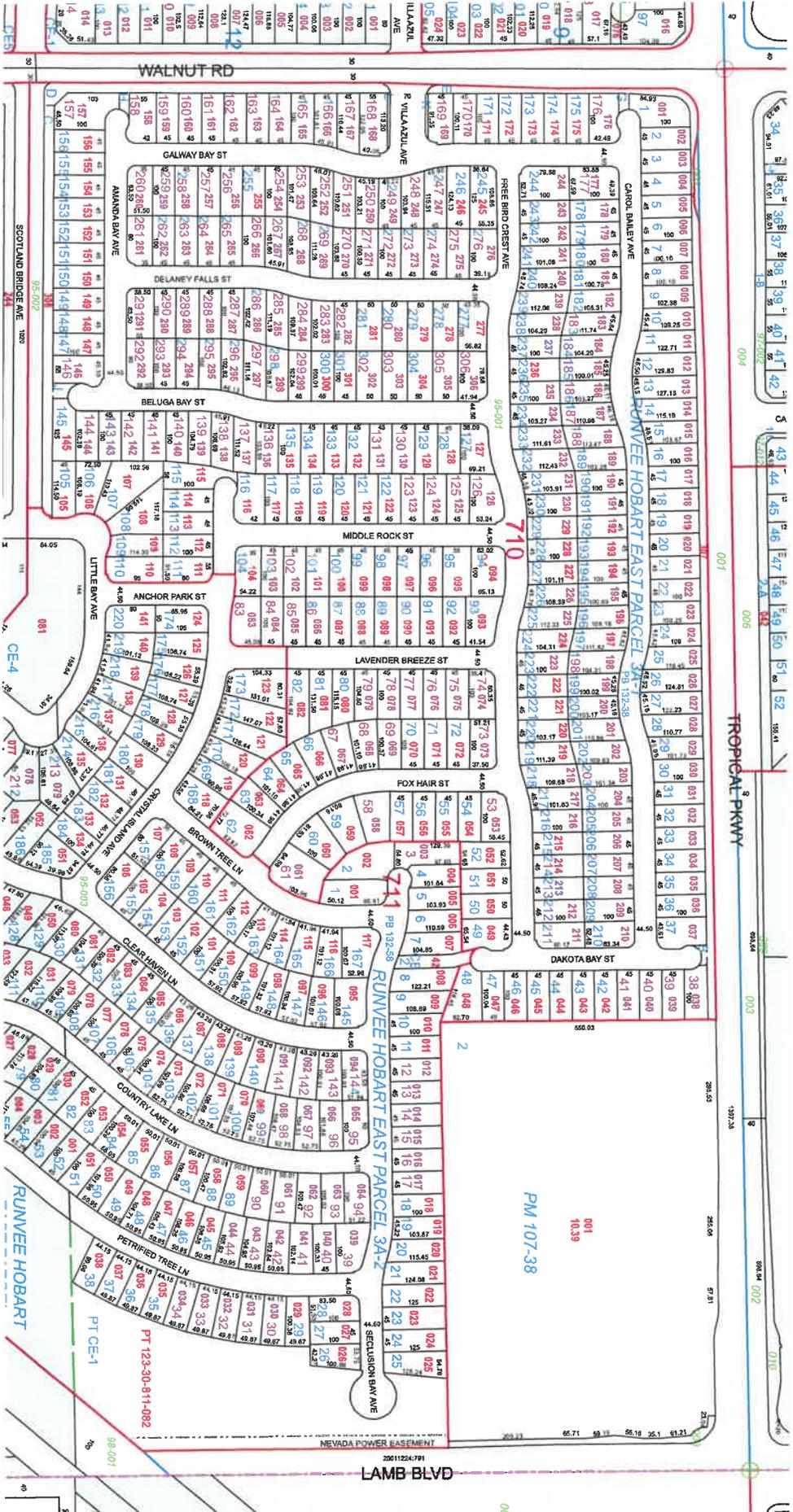
USE THIS SCALE/FREE WHEN MAP REDUCED FROM 1:117 ORIGINAL.

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

**MAP LEGEND**

- PARCEL BOUNDARY
- CONDOMINIUM UNIT
- ROAD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT BOUNDARY
- HISTORIC SUB BOUNDARY
- SECTION LINE
- AIR SPACE PCL
- RIGHT-OF-WAY PCL
- SUB-SURFACE PCL
- 202 PARCEL SUBSE NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 9 LOT NUMBER
- 63.5 GOV. LOT NUMBER

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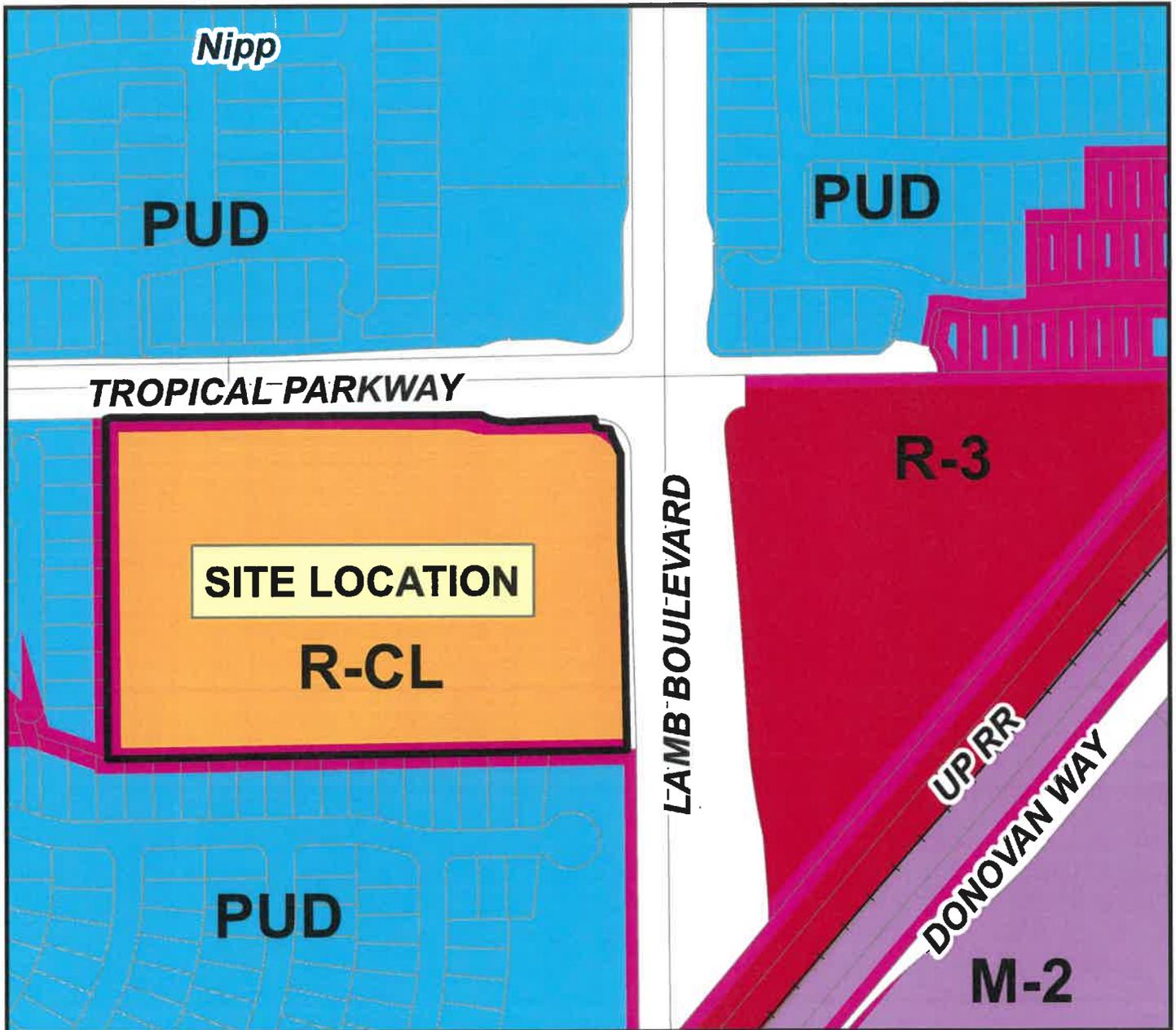


TAX DIST 254



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: KB Home  
Application: Tentative Map  
Request: A 68-Lot, Single-Family Subdivision  
Project Info: Southwest Corner of Lamb Boulevard and Tropical Parkway.  
Case Number: T-MAP-01-2024

01/04/2024

